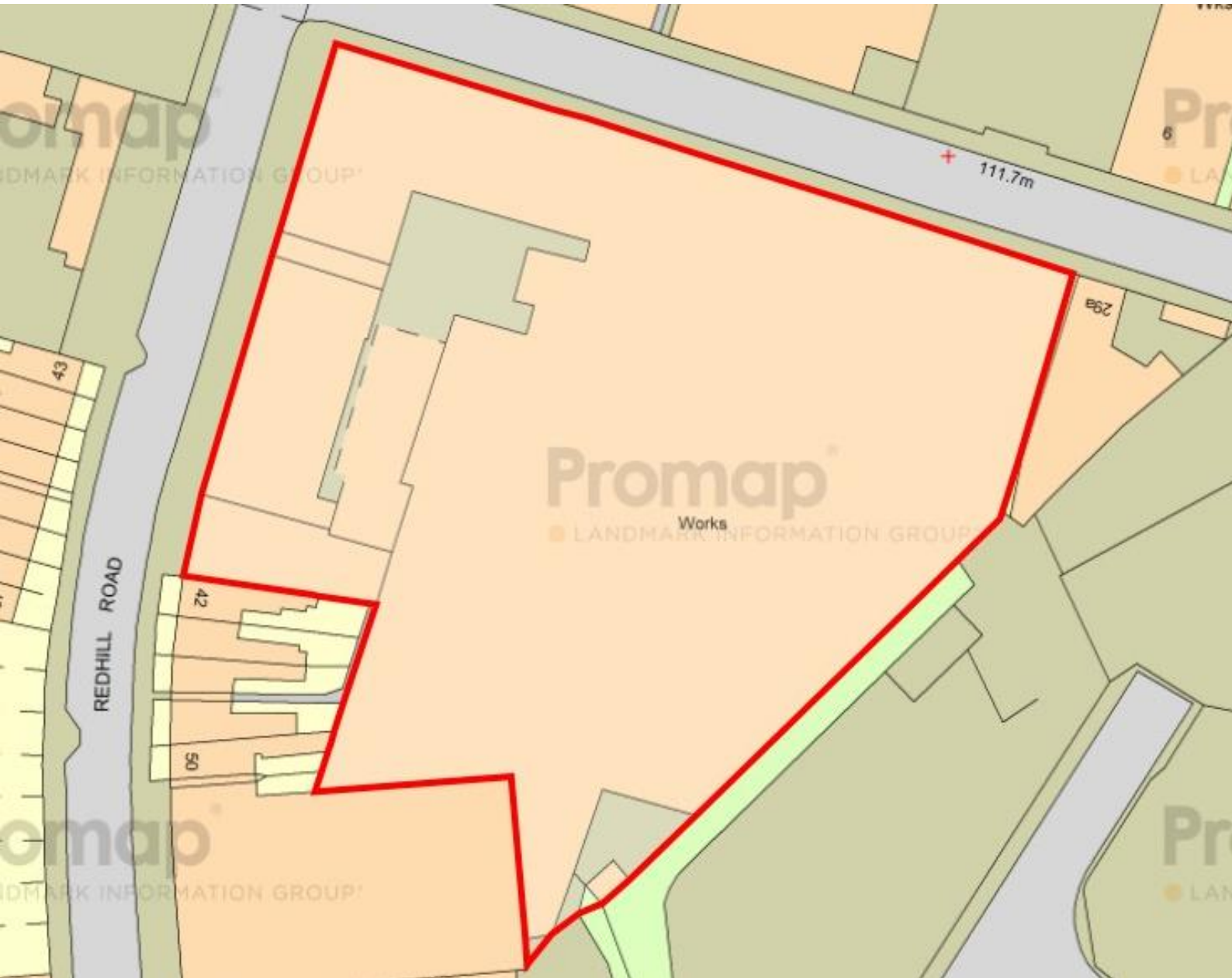


Redhill Road, Yardley, Birmingham, B25 8EX



**TO LET**

Secure Yard Area

Total Site Area: 1.58 Acres (0.639 Hectares)

### Location

The property occupies a prominent position being located just off the A45 Coventry Road fronting both Redhill Road and Arthur Road.

The location provides quick and convenient access to Birmingham City Centre only 4 miles south east with Birmingham International Airport and NEC approximately 5 miles via the (A45) Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only one mile and numerous bus services operate close by.

### Description

The property comprises a roughly rectangular and level yard being secured via palisade fencing and with access from Redhill Road and Kiln Lane.

The surface has recently been laid with a stone top finish and compacted and compression rolled.

Main services (excluding gas) have been bought into the site.

### Accommodation

**Total Site Area: 1.58 Acres (0.639 Hectares)**

### Rental/Terms

Available on a new lease, with length to be agreed, at £110,000 per annum exclusive.

### VAT

We understand that VAT is payable on all outgoing contained within the lease.

### Services

We understand that all mains' services are available on, or adjacent to the unit.

The agent has not tested the suitability of the connections and recommends that all interested parties make their own investigations.

### Planning

We have been verbally advised that the property has planning consent under Use Classes B1, B2 and B8.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred.

### Availability

Available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the sole agents Siddall Jones on **0121 638 0500**

